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**CESTRIA**

STOCKS HILL, BAWBURGH, NORWICH

**GUIDE £425,000**



# CESTRIA

Stocks Hill, Bawburgh, Norwich, Norfolk NR9 3LL

Norwich 5.5 miles, Wymondham 7.5 miles

**A three bedroom detached bungalow in a non-estate location on the edge of the village. West/south west facing rear garden, double garage and ample parking.**

## DESCRIPTION

Cestria offers well-proportioned accommodation which includes an entrance hall, lounge with an open fireplace, large bay window to front and double glazed sliding patio door to the paved patio and rear garden. Sliding glazed doors from the lounge lead to a large dining room which was originally constructed as an artist studio. The refurbished kitchen has a range of cupboards and drawers below smart worktops and there is a fan assisted oven and grill, electric hob and an extractor above and plumbing for a dishwasher. The double glazed conservatory has plumbing for a washing machine and space for a tumble dryer as well. The master bedroom has an en-suite shower room and there are two further bedrooms. The family bathroom has a white suite with an electric shower above the bath. The property was built with an electric under floor heating system with individual thermostats in each of the rooms and there are also night storage heaters and wall mounted electric heaters. All of the windows and doors in the property are double glazed.

## LOCATION

Bawburgh is situated about 5.5 miles west of Norwich city centre and is one of the more attractive and relatively unspoilt small villages in South Norfolk. There is easy access from the area to the A47 Norwich southern bypass and the A11 Newmarket Road to Cambridge and London. Also, the property is ideally located for access to the Norfolk & Norwich University Hospital, University of East Anglia and the Norwich Research Park as well as some very good golf courses.

## AT A GLANCE

**ENTRANCE HALL**  
**LOUNGE**  
**DINING ROOM**  
**KITCHEN**  
**CONSERVATORY/UTILITY**  
**MASTER BEDROOM**  
**EN-SUITE SHOWER ROOM**  
**BEDROOM TWO**  
**BEDROOM THREE**  
**FAMILY BATHROOM**

## DIRECTIONS

From Norwich, proceed out of the city on Earlham Road (B1140) and go past the University of East Anglia. On reaching the Norwich southern bypass, go over the roundabouts on either side of the flyover above the A47, remaining on the B1140 Watton Road. Take the first turning on the right into Stocks Hill. Follow the road towards the village and the property will be found on the left hand side.

## OUTSIDE

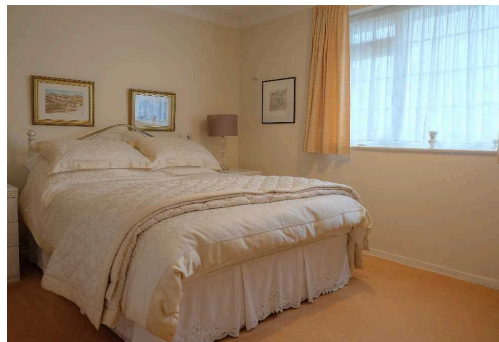
A wide brickweave carriage driveway to the front of the property provides parking for numerous vehicles and leads to an adjoining double garage with twin up-and-over doors, light and power, part separating wall, window and door to rear. The rear garden has been beautifully landscaped with lawned areas, established flower and shrub beds and paved patio areas. Garden pond. Outside cold water tap to the rear of the property.

## AGENT'S NOTE:

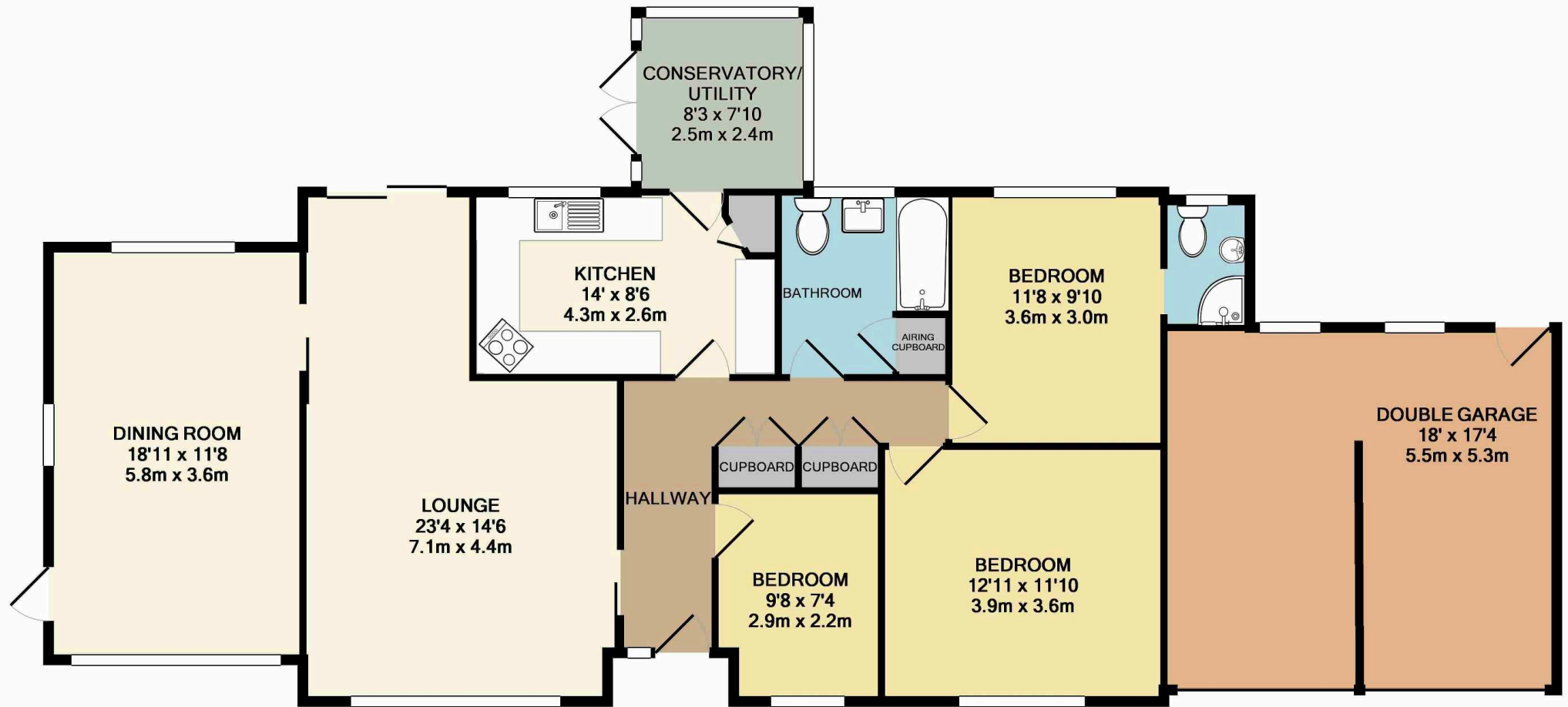
We understand that outline planning permission has been granted for 10 bungalows on the field to the rear of Cestria. The vendor has kindly provided a plan of the proposed development and a copy is available to be e-mailed or posted to interested parties on request.











TOTAL APPROX. FLOOR AREA 1513 SQ.FT. ( 140.5 SQ.M)

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